



December 19, 2019

Patrick Russell
Neighborhood Housing & Community Development
1000 East 11th Street, 2nd Floor
Austin, TX 78702

RE: Request for Resolutions of Support – Akins East

Dear Mr. Russell:

On behalf of Housing Trust Group, LLC (“HTG”) we are pleased to present the following request for Resolutions from the City of Austin:

- A Resolution of Support;
- A Resolution for developments in the City of Austin, which has more than twice the State Average of units per capita supported by Housing Tax Credits; and
- A Resolution acknowledging Akins East as the development that contributes more than any other to the concerted revitalization efforts of the East MLK Combined Neighborhood Plan.

Founded in 1976, HTG is the foremost affordable housing development company in the state of Florida. Nationally, HTG has been recognized by the industry as the 19th largest affordable housing development firm in the country. This partnership expands HTG’s fully integrated platform which includes development, finance, accounting, legal, construction, compliance, construction management, property management and asset management. This full-service development structure allows HTG to provide a “full quality lifecycle approach” with a superior level of service to our partners and stakeholders, which is paramount to working together to create legendary communities. Principals and staff members of our team have significant experience and have successfully developed over 25,000 multifamily rental units, of which over 15,000 utilized Low-Income Housing Tax Credits.

HTG is an award-winning affordable and luxury rental housing developer committed to providing individuals, families, and seniors with safe, decent and affordable communities that contribute meaningfully to their neighborhoods. HTG has developed over 7,000 units primarily through funding partnerships with federal, state, and local government agencies, not-for-profit partners and Housing Authorities. HTG’s mission is simple – provide and deliver, without compromise, the highest quality of work, service and care in a professional environment and ethical manner. HTG has exhibited unparalleled success in obtaining allocation of 9% and 4% federal low-income housing tax credits.

Sincerely,

HOUSING TRUST GROUP

Val DeLeon

Val DeLeon, Vice-President of Development, Texas

REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS
for
2020 9% Competitive Low Income Housing Tax Credits

This is the Application for developers requesting resolutions (Requestors) required by the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credit applications for the 2020 Cycle. This form and all attachments will be due no later than ***5 P.M. on Friday, December 20, 2019***. *All resolutions being requested are subject to approval by the Austin City Council. It is anticipated that resolutions will be on the Austin City Council Agenda for the February 6, 2020 meeting.*

1. Resolutions. Please indicate each applicable resolution requested from the City of Austin.

_____ Resolution of Support or No Objection from the Local Governing Body (will be provided to all Requestors completing this form and providing all attachments, but to receive the Support Resolution, the development must meet criteria outlined in section 4 below, Preference Criteria)

_____ Twice the State Average Per Capita (will be provided to all Requestors completing this form and providing all attachments)

_____ One-Mile/Three-Year Rule

_____ Limitations on Developments in Certain Census Tracts

_____ Development contributing more than any other to the City's concerted revitalization efforts (only **one** application will receive this designation)

_____ Development is located in a Concerted Community Revitalization Plan (CRP) Area (the development must meet additional criteria outlined in section 5 below, CRP Instructions).

_____ Development is located within a census tract that has a poverty rate above 40% for individuals (the development must meet criteria outlined in section 4 below, Preference Criteria)

2. Commitment of Development Funding by Local Political Subdivision. Funding commitments from the City of Austin will be provided to developments in the form of waived fees through the S.M.A.R.T. Housing Program. Letters from the City of Austin regarding waived fees will comply with the requirements of the 2020 QAP and will be provided to applicants if the development qualifies for S.M.A.R.T. Housing Certification. **Applications for S.M.A.R.T. Housing certification go through a separate review process, and are due by January 06, 2020.** For more information on the [S.M.A.R.T. Housing Program](#), email Sandra Harkins, Project Coordinator, at sandra.harkins@austintexas.gov.

3. Application Requirements. For the Resolution request to be considered, please certify this Application and include the following information in the Application PDF:

- 1) Please complete the Project Summary Form (Excel) and attach it as a PDF to the Application behind the appropriate tab. [The Project Summary Form is available on NHCD's website.](#)
 - 2) **If the development will be located in a CRP Area**, then provide the name of that CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify the City of Austin council resolution(s) that created the CRP area.** Attach this information to the Application behind the appropriate tab.
 - 3) Provide an aerial map indicating the Development's location and the distance a resident would have to walk on a paved surface to get to the **nearest transit stop.** Attach the map to the Application behind the appropriate tab.
 - 4) Provide a **flood plain map** generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any. Attach the map to the Application behind the appropriate tab.
 - 5) Provide information about the Developer's experience and development history. Attach this information to the Application behind the appropriate tab.
- 4) **Preference Criteria.** In order to receive a Resolution of Support, a development must meet **one** of the following criteria. Please select one:
- 1) The development is located in a High Opportunity Area, [according to the City of Austin RHDA/OHDA Application Map Series.](#)
 - 2) The development is located in a Gentrification area, [according to the City of Austin RHDA/OHDA Application Map Series](#) (all tracts but "susceptible" are eligible).
 - 3) The development is located within 0.5 miles of an Imagine Austin Center/Corridor or a Mobility Bond Corridor, [according to the City of Austin RHDA/OHDA Application Map Series.](#)
 - 4) The development will meet the TDHCA definition requirement for Supportive Housing.
 - 5) 20% of the units in the development will be dedicated to the local Continuum of Care.
- 5) **CRP Instructions.** If the development is in what the Requestor believes is a CRP area, then by **Monday, February 3rd, 2020** submit to Patrick Russell an analysis and explanation as to how and why the Requestor believes that the CRP area meets the requirements of TDHCA's Qualified Allocation Plan, as it pertains to 10 TAC §11.9(d)(7) and specifically 10 TAC §11.9(d)(7)(A)(iv)(I). Please contact Patrick Russell with any questions about this requirement.
- 6) **How to Submit.** Applications should be sent by email to Patrick Russell at patrick.russell@austintexas.gov. **Please include the PDF with all the incorporated attachments and please include the excel version of the Project Summary as well.** If Requestors are unable to submit by email, Applications may be submitted to Neighborhood Housing and Community Development, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Patrick Russell. For more information, contact Patrick Russell at 512-974-3141 or by e-mail at patrick.russell@austintexas.gov.

Deadline to Submit: 5:00 pm, Friday, December 20, 2019

Development Name: Akins East

The undersigned hereby certifies that the information provided in this Application, including all attachments and supporting materials, is true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and is subject to criminal penalties as defined by the State of Texas. The undersigned also affirms understanding of Texas Government Code Chapter 552, Public Information Act, which gives the public the right to access government records through public information requests, and acknowledges that this submitted Application will be treated as a government record.

Applicant (Entity Name) to TDHCA	<u>HTG Akins, LLC (to be formed)</u>
Authorized Representative Signature	 <u></u>
Authorized Representative Printed Name	<u>Matthew Rieger</u>
Authorized Representative Title	<u>Manager</u>
Date	<u>12/19/2019</u>

Attachment 1 - Project Summary

(please insert a PDF of the Excel Project Summary Form)

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	10	Continuum of Care Units	9
Accessible Units for Sensory Impairments	3		

[Use the City of Austin GIS Map to Answer the questions below](#)

16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?

17) Is the property within 1/4 mile of a High-Frequency Transit Stop?

18) Is the property within 3/4 mile of Transit Service?

19) The property has Healthy Food Access?

20) Estimated Sources and Uses of funds

<u>Sources</u>	
Debt	14,090,000
Third Party Equity	13,648,635
Grant	
Deferred Developer Fee	1,934,317
Other	
Previous AHFC Funding	
Current AHFC Request	3,500,000
Future AHFC Requests	
Total \$	33,172,952

<u>Uses</u>	
Acquisition	6,200,000
Off-Site	250,000
Site Work	4,000,000
Sit Amenities	1,500,000
Building Costs	7,480,000
Contractor Fees	2,717,946
Soft Costs	4,250,000
Financing	3,618,935
Developer Fees	3,156,071
Total \$	33,172,952

Attachment 2 – CRP (if applicable)

*(If the development will be located in a CRP Area, then provide the name of that CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify the City of Austin council resolution(s) that created the CRP area.**)*

CRP Name

Council Ordinance # (1)

Council Ordinance # (2)

Council Ordinance # (3)



December 19, 2019

Development Name: Akins East
Concerted Revitalization Plan: East MLK Combined Neighborhood Plan

Development Site

Akins East is a proposed development on 6.27 acres of unimproved land in East Austin, Texas. The development site is less than two miles from a grocery store, and pharmacy, and less than one mile from parks, recreation centers, and the Mueller master planned community. Housing Trust Group, LLC (“HTG”) is proposing to develop, own and manage approximately 180 units of senior housing at the proposed location.

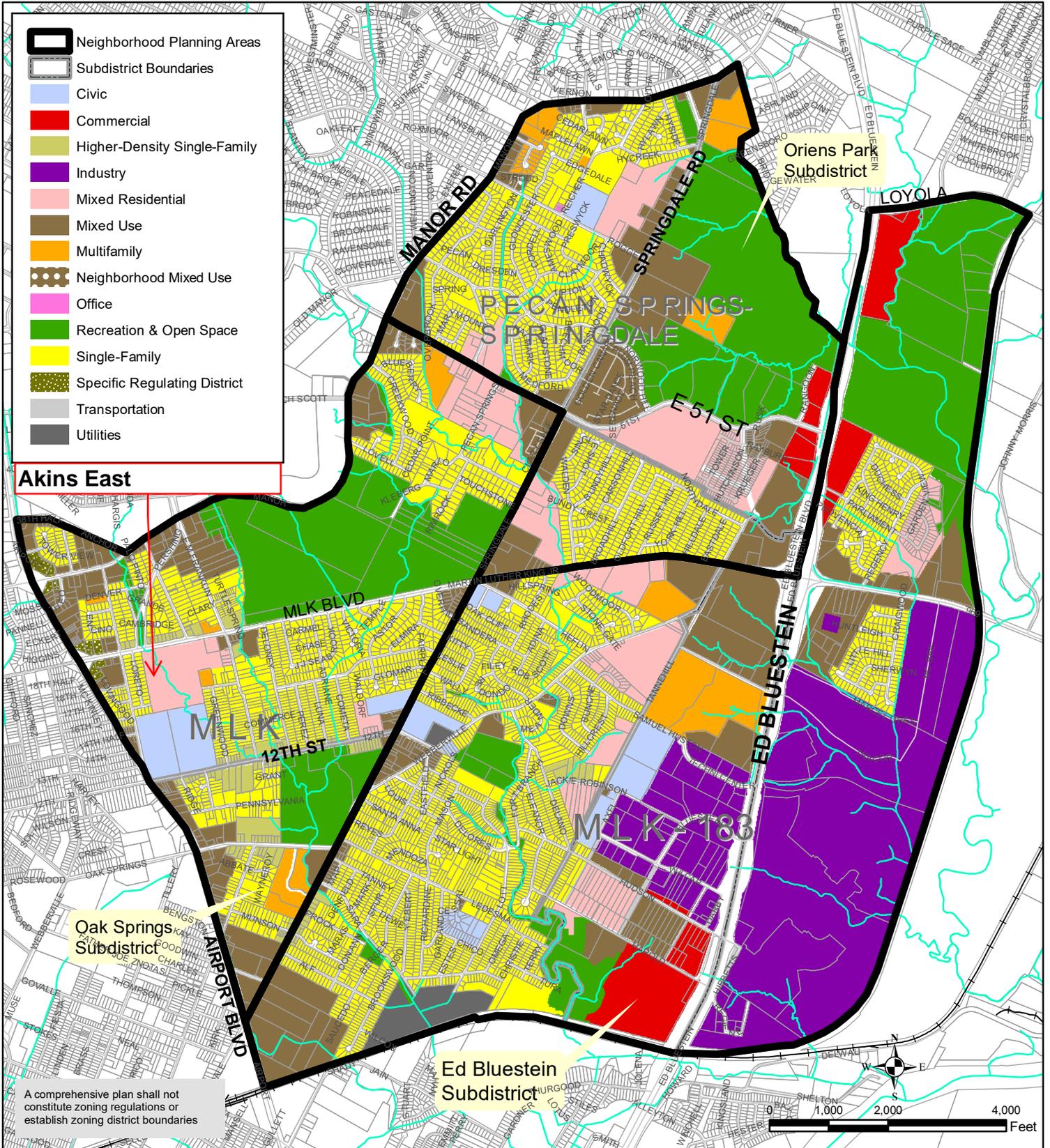
Concerted Revitalization Plan

Akins East is located within the East MLK Combined Neighborhood Plan, which was adopted by Austin City Council in 2002 (Resolution 021107-Z-11). Goal Five of the plan is to “Provide housing that helps maintain the social and economic diversity of residents.” We believe that Akins East will contribute to this goal, by providing an opportunity for residents of the community to age in place.

Goal Four of the plan was to “Promote the development and enhancement of the neighborhood’s major corridors.” Since council adoption, several corridor improvements have been completed or are currently underway, including sidewalks and bike lanes along Manor Road and MLK Blvd.

Several other projects within the CRP area are underway, such as the hike and bike trail at Cavalier Park, adding bus shelters near Sims Elementary, and improvements to Springdale Park.

Goal Ten of the plan was to “Address neighborhood security by reducing illegal and dangerous activities and improving the sense of public safety.” There are ongoing efforts by Austin Police Department and the Contact Team to promote safety education and awareness.



East MLK Combined Neighborhood Planning Area Future Land Use Map

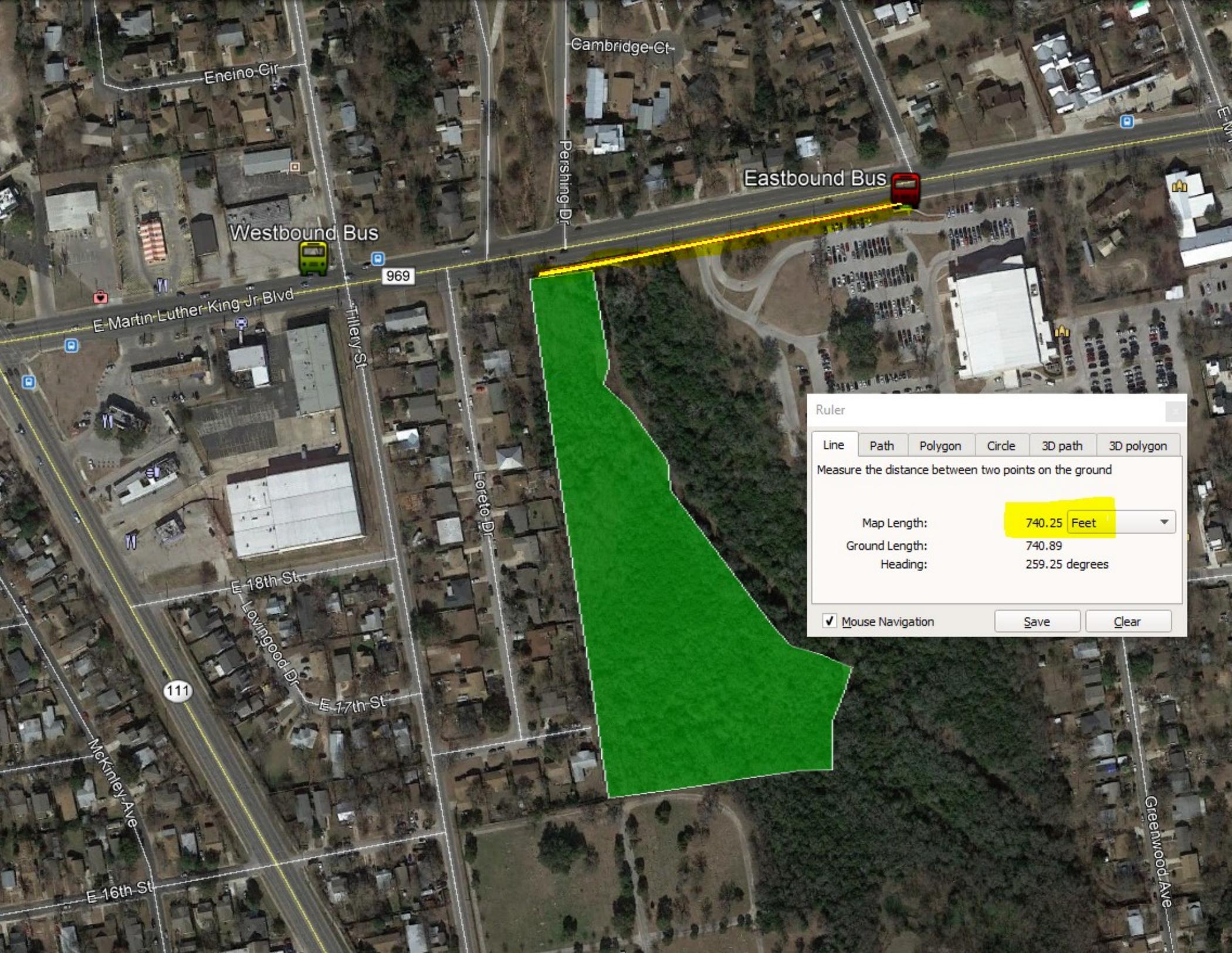
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Last Updated: March 6, 2018

Attachment 3 – Map and Nearest Transit Stop

(please insert a map indicating the property location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop)



Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 740.25 Feet

Ground Length: 740.89

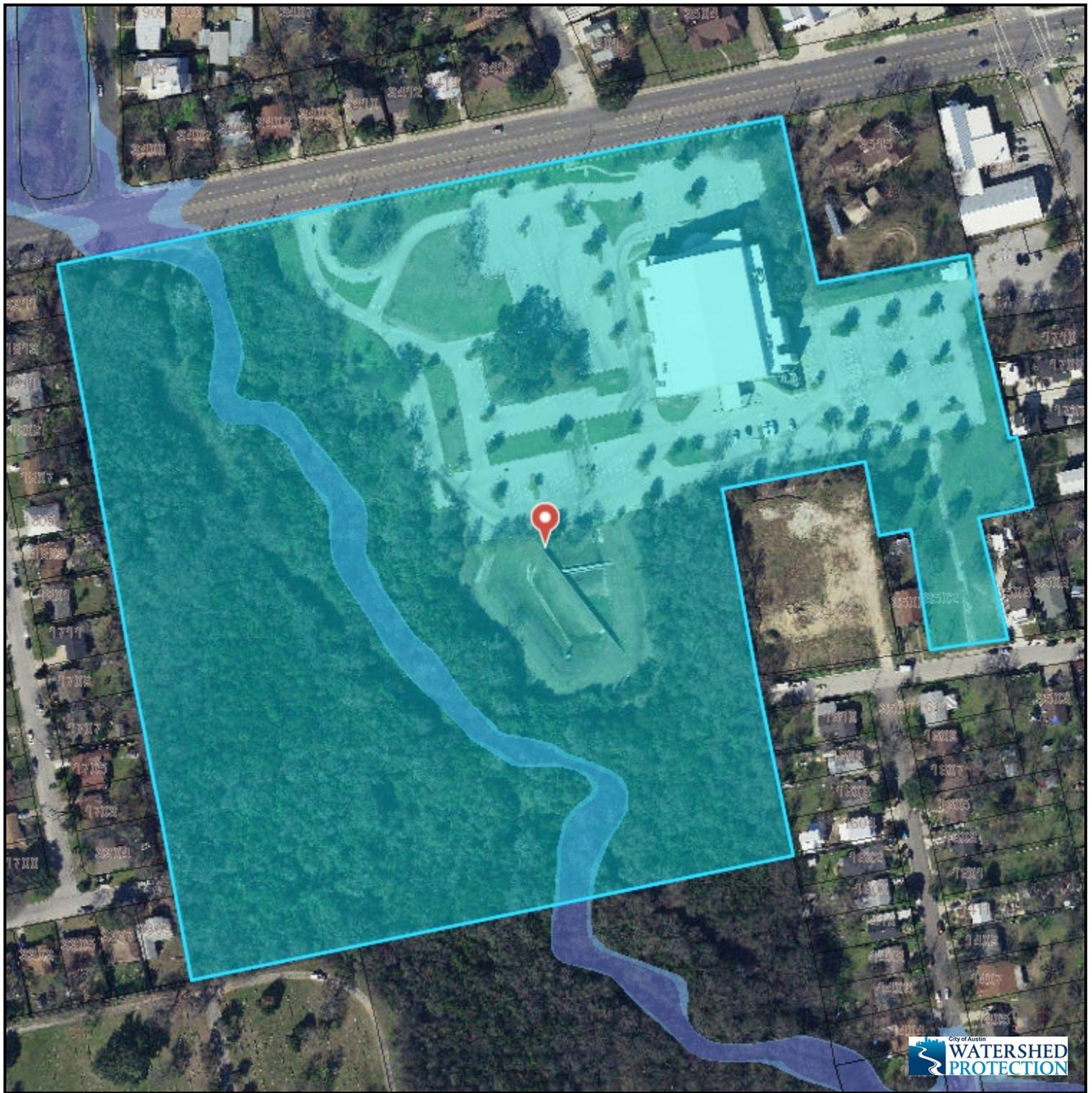
Heading: 259.25 degrees

Mouse Navigation

Save Clear

Attachment 4 - Flood Plain Map

(Please insert a map generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any)



City of Austin Regulatory Floodplains

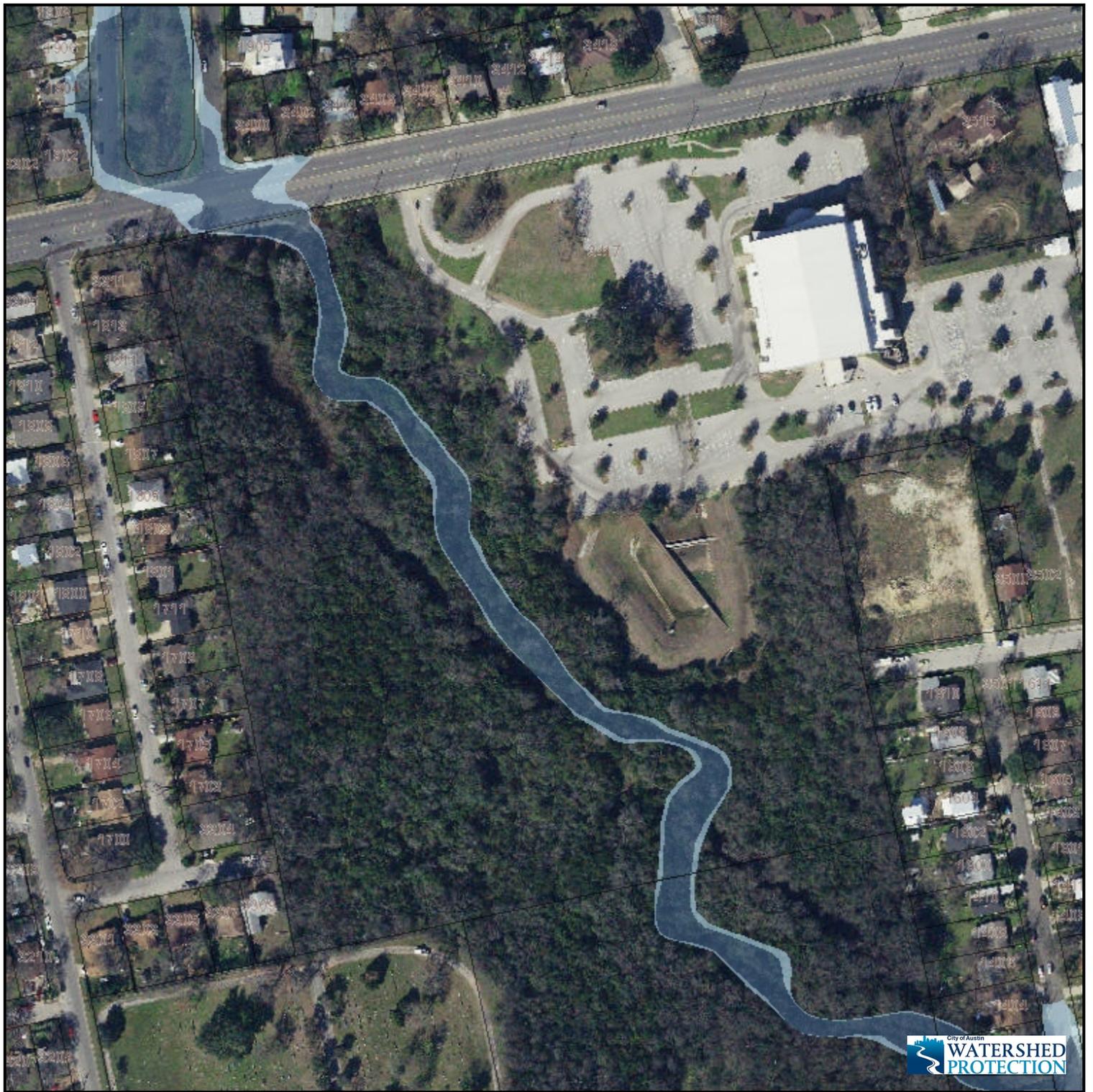
The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

- Parcel
- Fully Developed Floodplain**
 - COA Fully Developed 25-Year
 - COA Fully Developed 100-Year
 - COA Master Plan 25-Year
 - COA Master Plan 100-Year
 - 100-Year (Detailed-AE)
 - 100-Year (Shallow-AO,AH)
 - 100-Year (Approx-A)

0 200 400 Feet



Prepared: 12/19/2019



FEMA Floodplains

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- Parcel
- FEMA Floodplain**
 - 100 Year (Detailed-AE)
 - 100 year (Shallow-AO)
 - 100 Year (Approx-A)
 - X Protected by Levee
 - 500 Year

0 200 400 Feet



Prepared: 12/16/2019

Attachment 5 - Developer's Experience and Development Background

(Please provide resumes and/or detailed narratives of the Development members' relevant experience, especially as it pertains to LIHTCs and affordable housing, and please provide a development experience summary, including the property names, their locations, number of units developed, populations served, years of placement in service, and the financing structures)



Profile of Principals and Key Personnel



Matthew Rieger
President and CEO, Housing Trust Group

Matthew Rieger is President and CEO of Housing Trust Group (HTG), an award-winning, full-service developer of multifamily residential communities whose real estate transactions have exceeded \$2 billion in commercial, land and residential developments across Florida, the Southeastern U.S., and Arizona. Prior to joining Housing Trust Group, Matthew served as an attorney at a large law firm, where he was involved in over \$1 billion worth of transactions including acquisitions, development, re-financings, and joint ventures in the United States and abroad. As President and CEO of HTG since 2011, he has focused on expanding HTG's capacity and development pipeline, bringing greater awareness to the issue of affordable and workforce housing and working alongside industry leaders, public officials and legislators to shape policy that benefits working-class communities and families. In 2017, he was elected to serve on the Board of Directors of the Coalition of Affordable Housing Providers, a strategic alliance of non-profit and for-profit developers and professional service providers dedicated to providing safe and affordable housing to Floridians. A native of Miami and third-generation Floridian, Matthew holds a Juris Doctorate from Nova Southeastern University and a Bachelors of Arts degree in Geography from the University of Florida. He is an active member of the Coalition of Affordable Housing Providers, the Florida Bar Association and American Bar Association, and is involved several charities including Habitat for Humanity, The First Tee, Mourning Family Foundation and Wade's World Foundation.



Randy Rieger
Chairman and Founder, Housing Trust Group

Randy Rieger is the Founder and Chairman of Housing Trust Group. Prior to forming Housing Trust Group, for some 25 years, Mr. Rieger served as Vice President, then as Managing General Partner, of Royal Palm Beach Colony, L.P. The company was a large publicly held real estate development company listed on the American Stock Exchange and was actively involved in the development of numerous large-scale communities in Western Palm Beach County, Florida. Under Mr. Rieger's leadership, Royal Palm Beach Colony, L.P. developed the Village of Royal Palm Beach and nearly 10,000 surrounding acres.



Scott Osman
Chief Operating Officer, Housing Trust Group

Scott A. Osman is tasked with managing the operations for Housing Trust Group's real estate development, property management, accounting, and finance divisions. Mr. Osman has more than 20 years' experience in real estate finance, accounting, tax, and operations. Prior to joining Housing Trust Group, he served as the Chief Financial Officer for New Urban Development in Miami, FL focused on financing and building affordable housing developments within the Liberty City corridor. As Chief Operating Officer for LG Capital Partners, based in Miami Beach, Mr. Osman managed the operations of over \$200M of bridge loan structured financing for complex residential real estate transactions and hotel and land acquisitions throughout the State of Florida and New Jersey. Mr. Osman is a Certified Public Accountant and a member of the American Institute of Certified Public Accountants. He earned his Masters of Business Administration in Accounting and Taxation from the University of Miami and holds a Bachelor of Science in Accounting (Summa Cum Laude) from Barry University. Mr. Osman was born and raised in Miami, FL.



Karen Weller
Chief Financial Officer, Housing Trust Group

Karen Weller has more than 25 years of experience in accounting, finance, treasury, and operations. Prior to joining Housing Trust Group, she served as VP, Accounting for The Related Group, a large developer of condo, market-rate rental, and affordable housing in South Florida. Karen has experience with both privately held and publicly traded companies in the real estate and hospitality sectors. While at LNR Property, Karen participated in structuring complex commercial mortgage-backed securitizations, subordinated commercial mortgage loans, and public debt offerings. Karen is a Certified Public Accountant, Certified Treasury Professional, and also holds a Chartered Professional Accountant designation from Canada. She graduated with a Bachelor of Commerce from the University of Calgary, and spent some time with Deloitte & Touche, where she was able to take advantage of their international secondment program to work in the Caribbean and Central Europe before making a permanent home in South Florida.



Max Cruz
Executive Vice President of Development, Housing Trust Group

Max Cruz oversees the Development department of Housing Trust Group, responsible for overseeing multifamily real estate development of affordable housing and market rate communities. Max Cruz has over 19 years of real estate and development experience. Over the course of his career, he has entitled, developed, and overseen construction of over 3,200 rental homes across Florida and closed on over \$500 million of rental financing. He has also overseen the development of over 2,300 for-sale homes and \$136 Million of for-sale financing. Prior to joining Housing Trust Group, he was a Vice President of Development for the Related Group's luxury market rate division responsible for all aspects of real estate development from entitlement to completion. Before Related, Mr. Cruz was the Vice President of Development and Finance for the Cornerstone Group for over 12 years. At Cornerstone, he was responsible for not only the development of the communities but all aspects of their financing. Mr. Cruz graduated from Florida International University with a Bachelors Degree in Finance.



Quinn Gormley

Executive Vice President of National Development, Housing Trust Group

Quinn Gormley is the Executive Vice President of National Development for the Housing Trust Group. He has over 23 years of commercial real estate development experience, principally centered on affordable housing, tax oriented investments and economic development. He has extensive experience in commercial development risk analysis, due diligence and structured financing. He is a strategic thinker who has structured financing for conventional and tax exempt revenue bond transactions. In addition to various forms of debt facilities Quinn has provided transaction advisory on housing credit investments, historic tax credit investments, public housing (Rental Assistance, HOPE VI, RAD), HOME/CDBG/CDBG-DR, and new market tax credit investments. Through his diverse and unique experience within the industry, he has successfully provided multi-level oversight on the development and initial operation on over 6,000 units of multi-family and single family affordable housing.

Val DeLeon

Vice President Development, Texas, Housing Trust Group

Val DeLeon has over twelve years of affordable housing experience in Texas. Val spent six years at the Texas Department of Housing and Community Affairs (TDHCA) in the Multifamily Finance Department. Most recently, Val worked for a boutique real estate development company in Austin, Texas where he project managed the development of over 700 units of affordable housing throughout Texas.

Mario Robaina

Senior Vice President of Finance, Housing Trust Group

Mario Robaina has over 20 years of experience in Finance in Real Estate, Investment Banking, and Private Equity. At HTG, Mr. Robaina has been primarily responsible for structuring, modeling, underwriting, negotiating and closing of a variety of multi-family 9% and 4% LIHTC developments. In addition, he has been involved as the Asset Manager of a portion of HTG's Operating Portfolio. Prior to joining HTG in 2015, he closed over \$1 billion in all manner of new construction, redevelopment and refinancing real estate transactions including multi-family for sale, market rate rental, LIHTC rental, commercial, office and industrial developments. Mr. Robaina received his Bachelors of Science in Industrial Engineering from Stanford University and holds an MBA from the University of Miami focusing on Finance and Management.



Al Hernandez**Senior Vice President of Finance, Housing Trust Group**

Al has 30 years of experience in the finance and accounting sectors for private and public companies. Prior to joining Housing Trust Group, he was the Chief Financial Officer of The Easton Group, a commercial real estate broker, property owner, and manager. Previously he was the Chief Accounting Officer for The Related Group, the largest multifamily condominium and apartment builder in the country. He started his accounting career with General Development Corporation as a senior accountant. Al is a Certified Public Accountant and holds a Bachelor of Business Administration Degree in Accounting from Florida International University.

Humberto Del Valle “Bert”**Executive Vice President of Construction, Housing Trust Group**

Bert Del Valle is a General Contractor with over twenty-five years of experience in both residential and commercial/industrial construction. Responsible for over \$200 million dollars in development and construction projects. Proficient in scheduling, coordinating, and team building, through all facets of construction from land acquisition/development to obtaining the Certificate of Occupancy. Bert holds a Bachelor’s degree in Finance from Florida International University, as well as a General Contractors License, Master Plumbing License, and Real Estate Broker’s License in the State of Florida.



Organizational Structure and Staffing

When assembling our team, it was essential that all of our professional consultants have a combination of local and state experience. Every firm on our team has substantial experience working in the affordable housing industry. HTG's goal is to create vibrant, attractive, mixed-income communities, where people of all economic strata, races, and cultures will live, learn, work, and play in close proximity to employment, retail, and cultural opportunities. HTG's development team has the staffing and financial capacity to immediately begin working on this development. There are no existing time commitments that would impair any member of the proposed development team, internally and externally from proceeding expeditiously.

Matthew Rieger is President and CEO of Housing Trust Group ("HTG"), an award-winning, full-service developer of multifamily residential communities whose real estate transactions have exceeded \$2 billion in commercial, land and residential developments across Florida, the Southeastern U.S., and Arizona. Prior to joining Housing Trust Group, Matthew served as an attorney at a large law firm, where he was involved in over \$1 billion worth of transactions including acquisitions, development, re-financings, and joint ventures in the United States and abroad. As President and CEO of HTG since 2011, he has focused on expanding HTG's capacity and development pipeline, bringing greater awareness to the issue of affordable and workforce housing and working alongside industry leaders, public officials and legislators to shape policy that benefits working-class communities and families.

Scott A. Osman, Chief Operating Officer, is tasked with managing the operations for HTG real estate development, property management, accounting, and finance divisions. Mr. Osman has more than 20 years of experience in real estate finance, accounting, tax, and operations.

Quinn Gormley, Executive Vice President of National Development for the Housing Trust Group. He has over 23 years of commercial real estate development experience, principally centered on affordable housing, tax oriented investments and economic development. He has extensive experience in commercial development risk analysis, due diligence and structured financing. He is a strategic thinker who has structured financing for conventional and tax exempt revenue bond transactions. In addition to various forms of debt facilities Quinn has provided transaction advisory on housing credit investments, historic tax credit investments, public housing (Rental Assistance, HOPE VI, RAD), HOME/CDBG/CDBG-DR, and new market tax credit investments. Through his diverse and unique experience within the industry, he has successfully provided multi-level oversight on the development and initial operation on over 6,000 units of multi-family and single family affordable housing.

Val DeLeon, Vice President of Development, Texas. Val DeLeon has over twelve years of affordable housing experience in Texas. Val spent six years at the Texas Department of Housing and Community Affairs (TDHCA) in the Multifamily Finance Department. Most recently, Val worked for a boutique real estate development company in Austin, Texas where he project managed the development of over 700 units of affordable housing throughout Texas.



Mario Robaina, Senior Vice President of Finance, has over 20 years of experience in Real Estate, Investment Banking, and Private Equity Finance. At HTG, Mr. Robaina has been primarily responsible for structuring, modeling, underwriting, negotiating and closing of a variety of multifamily 9% and 4% LIHTC developments. In addition, he has been involved as the Asset Manager of a portion of HTG's Operating Portfolio. Prior to joining HTG in 2015, he closed over \$1 billion in all matters of new construction, redevelopment and refinancing real estate transactions including multi-family for sale, market rate rental, LIHTC rental, commercial, office and industrial developments.

Humberto "Bert" Del Valle, Executive Vice President of Construction, is a General Contractor with over twenty-five years of experience in both residential and commercial/industrial construction. Responsible for over \$200 million dollars in development and construction projects. Bert is proficient in scheduling, coordinating, and team building, through all facets of construction from land acquisition/development to obtaining the Certificate of Occupancy. Bert holds a Bachelor's degree in finance from Florida International University, as well as a General Contractors License, Master Plumbing License, and Real Estate Broker's License in the State of Florida.

Gilda Fernandez oversees the operation of HTG Management, a full-service real estate management company. Her responsibilities include directing operations and profitability. She also plays a key role in working with the development team on all new apartment projects and works closely with Asset Management to ensure the success of all HTG investments. Gilda has over 17 years of real estate management experience with some of the top firms in the industry. In addition to managing market rate and affordable housing, she brings her extensive knowledge and experience in Section 42 Low-Income Housing Programs: LIHTC, SAIL, MMRB, County Bond, HOME, HUD, Public Housing, Risk Sharing, SHIP, and other government affordable housing programs. Gilda holds the specialized designation of Housing Credit Certified Professional and Certified Occupancy Specialist.

General Contractor. Upon submission of the tax credit pre-application, HTG and Bert Del Valle will begin accepting bids for General Contracting Services.

Architect. Overland Partners ("Overland") believes that architecture is never "just a building." That places have the power to transform lives. That every project and every client has embedded potential waiting to be unlocked. Since 1987, they have been growing a team in San Antonio, Texas, that is equipped and empowered to live out this belief. Eighty-two diverse, international professionals who share values and a desire to make a difference. That bring their clients' wisdom to center stage and see their aspirations realized. A team with complementary talents in a rigorous, collaborative environment. Overland provides architecture, planning, and urban design services in markets around the world, with a focus on visitor experiences and education. They create innovative, equitable, sustainable solutions for complex projects, thoughtfully integrating technology, art, and craft. Their work makes a measurable difference for clients and communities.

Overland has received more than 200 design awards and has been featured in national and international publications and media. They are consistently ranked as one of San Antonio's best workplaces, were selected as the 2010 Texas Society of Architects Firm of the year, and have been recognized by Architect Magazine as one of the top 50 design firms for both sustainability and design.

Project Engineer. HTG and Overland will collaborate to find an acceptable civil engineer for the proposed development.



Green Consultant Overland Partners will serve as the Green Building Consultant. HTG is confident their expertise will translate into efficient design that will benefit the residents and the City of Austin.

HTG Management, LLC (“HTGM”) is HTG’s property management company. Since 1999, HTGM has developed extensive experience and capacity in operating and managing affordable housing development communities. HTGM currently has 69 full-time employees growing within the organizational structure of the company. This includes 12 corporate employees and 57 site level employees. Over the past 20 years, HTGM has managed over 40 multi-family residential communities in the State of Florida. HTGM currently oversees a portfolio of 22 properties, consisting of 2,434 units, which is growing with another 9 properties under construction consisting of 846 units to be delivered by HTG and added to HTGM’s portfolio in the next 2 years.

HTGM has extensive experience managing multi-rental subsidy programs within a single community along with its ongoing operations. HTGM currently manages mixed-income communities with Low Income Housing Tax Credits, HOME, HAP Agreements with HUD, and PHA Rental Vouchers.



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Development Name	Address	Units	Building Type	Demographic	Completion Date	Sources of Financing	Status
Grande Pointe	1705 Grande Pointe Boulevard Orlando, FL 32839	276	Garden Style	Family Affordable	August-01	FHFC Bonds, Wachovia Bank	Completed
Colony Park	8215 Belvedere Road West Palm Beach, FL 33411	130	Garden Style	Family Affordable	May-02	Palm Beach HFA Bonds, FHFC SAIL, Paramount Financial	Completed
Emerald Palms	5331 SW 43rd Terrace Dania Beach, FL 33314	318	Duplex	Family Affordable	June-02	Broward HFA Bonds, FHFC SAIL, MMA Financial	Completed
The Chateau	511 N. Woodward Avenue Tallahassee, Florida 32304	36	Garden Style	Students	August-02	Conventional	Completed
Venice Cove	721 N.W. 19th Street Fort Lauderdale, FL 33311	150	Garden Style	Family Affordable	November-02	Broward HFA Bonds, FHFC SAIL, MMA Financial	Completed
Marina Bay	2400 Lantana Road Lake Worth, FL 33462	192	Garden Style	Senior Affordable	December-02	FHFC Bonds, Palm Beach HFA Bonds, Palm Beach SHIP, Key Bank	Completed
Venetian Isles I	800 Venetian Isles Drive Lake Park, FL 33403	288	Garden Style	Family Affordable	February-03	FHFC Bonds, Palm Beach HFA Bonds, Palm Beach SHIP, MMA Financial	Completed
Preserve at San Luis	1560 San Luis Road Tallahassee, FL 32304	190	Townhome	Students	August-03	Conventional	Completed
Groves At Wimauma	5411 Palm Dunes Ct Wimauma, Florida 33598	108	Garden Style	Family Affordable	October-03	Tax Credits and HOME	Completed
The Kensington	300 Crestwood Circle Royal Palm Beach, FL 33411	163	Garden Style	Market Rate	January-04	Conventional	Completed
Venetian Isles II	800 Venetian Isles Drive Lake Park, FL 33403	112	Garden Style	Family Affordable	February-04	Palm Beach HFA Bonds, FHFC SAIL, Palm Beach SHIP, MMA Financial	Completed
Chapel Trace	562 Chapel Trace Drive Orlando, FL 32807	312	Garden Style	Family Affordable	February-04	FHFC Bonds, Wachovia Bank	Completed
Malibu Bay	750 Malibu Bay Drive West Palm Beach, FL 33401	264	Garden Style	Family Affordable	April-05	SHIP, City of WPB HOME MMA Financial, HUD 223(f)	Completed
Campus Club	5651 East Fletcher Avenue Tampa, FL 33617	64	Mid-Rise	Students	August-05	Conventional	Completed
Preserve at River's Edge	1401 S Palmetto Avenue Daytona Beach, FL 32114	180	Garden Style	Condominium for Sale	September-05	Conventional	Completed
The Oasis at Pearl Lake	1037 Alden Pkwy Altamonte Springs, FL 32714	316	Garden Style	Condominium for Sale	March-07	Conventional	Completed
Green Cay Village Town Homes	12577 Green Cay Farm Boulevard Boynton Beach, FL 33437	100	Townhome	Workforce for Sale	June-07	Conventional	Completed
Green Cay Village Condominium	12576 Green Cay Farm Boulevard Boynton Beach, FL 33437	160	Garden Style	Workforce for Sale	June-07	Conventional	Completed
Palm Park f/k/a Green Cay Village	12575 Green Cay Farm Boulevard Boynton Beach, FL 33437	160	Garden Style	Family Affordable	August-07	Palm Beach HFA Bonds, FHFC SAIL, Palm Beach SHIP, MMA Financial	Completed
Veranda Senior Apartments	28355 SW 152nd Avenue Homestead, FL 33033	99	Garden Style	Senior Affordable	January-12	FHFC MMRB (bonds), 4% Credits, TCEP loan, Miami-Dade County	Completed
540 Town Center	540 2nd Avenue South St. Petersburg, FL 33701	146	High-Rise	Senior Affordable	January-13	9% Tax Credits	Completed
Pine Run Villas	5212 Sunset Trail Lake Worth, FL 33463	63	Townhome	Family Affordable	July-13	Palm Beach HFA Bonds 4% tax credits, Palm Beach County	Completed
Village Place	720 NE 4th Avenue Fort Lauderdale, FL 33304	112	Mid-Rise	Senior Affordable	November-14	9% Tax Credits	Completed
Whispering Palms	601 16th Avenue SE Largo, FL 33771	63	Townhome & Garden Style	Family Affordable	November-15	Pinellas County, 9% Tax Credits	Completed
Valencia Grove	551 Huffstetter Drive Eustis, FL 32726	144	Garden Style	Family Affordable	November-16	4% Tax Credits, SAIL & ELI, Bonds, City of Eustis Grant	Completed
Courtside Apartments	1700 NW 4th Avenue Miami, FL 33136	84	Mid-Rise	Family Affordable	November-16	Miami-Dade HFA Bonds, 4% tax credits, CRA loan, Miami-Dade	Completed
Wagner Creek	1501 NW 13th Court Miami, FL 33125	73	High-Rise	Family Affordable	January-17	9% Tax credits, City of Miami HOME	Completed
Freedom Gardens	1130 South Main St. Brooksville, FL 34601	96	Garden Style	Family Affordable	August-17	9% Tax credits	Completed
Park at Wellington	4369 Sunray Drive Holiday, FL 34691	110	Garden Style	Family Affordable	August-17	9% Tax credits	Completed
Park at Wellington II	4370 Sunray Drive Holiday, FL 34691	110	Mid-Rise	Family Affordable	March-18	4% Tax credits, SAIL, MMRB Bonds	Completed
Hammock Ridge	8274 Omaha Cir Spring Hill, FL 34606	104	Garden Style	Family Affordable	April-18	9% Tax Credits	Completed
Covenant Villas	601 Covenant Drive Belle Glade, FL 33430	144	Garden Style	Family Affordable	May-18	9% Tax credits	Completed
Arbor View	3100 N SR 7 Margate, FL 33063	100	Mid-Rise	Senior Affordable	June-18	9% Tax Credits	Completed
Princeton Park	13105 SW 248th Street, Princeton, FL	150	Garden Style	Family Affordable	December-18	9% Tax Credits	Completed
Douglas Gardens V	709 SW 88 Avenue Pembroke Pines, FL 33025	110	Mid-Rise	Senior Affordable	March-19	4% Tax credits, SAIL, ELI, MMRB Bonds	Completed
Freedom Gardens II	290 Revere Road Brooksville, FL 34601	94	Garden Style	Family Affordable	Est. February-19	4% Tax credits, SAIL, ELI MMRB Bonds	Completed
Twin Lakes Estates, Phase I	501 Hartsell Avenue Lakeland, FL 33801	100	Garden Style	Senior Affordable	Est. March-19	4% Tax credits, SAIL, ELI, MMRB Bonds	Under Construction
Heron Estates Sr.	2014 W 17 Court Riviera Beach, FL 33404	101	Garden Style	Senior Affordable	Est. July-19	4% Tax Credits, SAIL, ELI, Palm Beach County Bonds	Under Construction
Hammock Ridge II	8234 Omaha Circle Spring Hill, FL 34606	92	Mid-Rise	Senior Affordable	Est. May-19	9% Tax Credits	Under Construction
The Addison	702 6th Avenue E Bradenton 34208	90	Mid-Rise	Family Affordable	Est. July-19	9% Tax Credits, SAIL	Under Construction
Luna Trails	1705 South De Leon Avenue Titusville FL 32780	86	Garden Style	Senior Affordable	Est. November-19	9% Tax Credits	Under Construction
Isles of Pahoee, II	308 Pope Court Pahoee, FL 33476	129	Garden Style	Senior Affordable	Est. January-20	9% Tax Credits	Under Construction
The Palms at Town Center	Palm Coast, FL	88	Garden Style	Family Affordable	Est. March-20	4% Tax Credits, Workforce, SAIL	Under Construction
Twin Lakes Estates, Phase II	501 Hartsell Avenue Lakeland, FL 33801	132	Garden Style	Family Affordable	Est. April-20	4% Tax credits, SAIL, ELI MMRB Bonds	Underwriting



HOUSING TRUST GROUP

Development Name	Address	Units	Building Type	Demographic	Completion Date	Sources of Financing	Status
Osprey Pointe	Dade City, FL	110	Garden Style	Family Affordable	Est. June - 20	4% Tax credits, SAIL, ELI MMRB Bonds	Underwriting
Paradise Lakes Apartments	Kendall, FL	76	Garden Style	Family Affordable	Est. August-20	9% Tax Credits	Underwriting
Village View	Fort Lauderdale, FL	96	High-Rise	Senior Affordable	Est. September-20	9% Tax Credits	Underwriting
Oaks at Lakeside	Bradenton, FL	96	Garden Style	Family Affordable	Est. July - 20	9% Tax Credits	Underwriting
Father Marquess-Barry Apartments	301 NW 17th Street Miami, FL 33136	50	Garden Style	Family Affordable	Est. December-20	9% Tax Credits, SAIL	Underwriting
Fiori Village	Hollywood, FL	96	High-Rise	Family Affordable	July-05	9% Tax Credits	Underwriting
Lafayette Park	Tallahassee, FL	96	Garden Style	Family Affordable	2021	9% Tax Credits	Underwriting
Valencia Grove, II	Eustis, FL	110	Garden Style	Senior Affordable	2021	4% Tax Credits, SAIL & ELI, Bonds	Underwriting
Heron Estates Family	Riviera Beach, FL	79	Townhouses	Family Affordable	2021	4% Tax Credits, SAIL & ELI, Bonds	Underwriting
River Ridge	100 River Ridge Drive Canton, GA 30114	356	Garden Style	Family Affordable	March-03	Georgia Bonds, HUD	Completed
Reserve at Creekside	1360 Reserve Way Chattanooga, TN 37421	192	Garden Style	Market Rate	June-05	Conventional	Completed
Forest Cove, Phase I	7700 Aspen Lodge Way Chattanooga, TN 37421	120	Garden Style	Market Rate	August-14	HUD 221(d)(4)	Completed
Forest Cove, Phase II	East Brainerd Road Chattanooga, TN	72	Garden Style	Market Rate	February-17	HUD 221(d)(4)	Completed
Aviva	340 East Baseline Road, Mesa, AZ 85209	325	Garden Style	Market Rate	August-18	HUD 221(d)(4)	Completed
Aviva Goodyear	4195 North Falcon Drive Goodyear, AZ 85395	288	Garden Style	Market Rate	Est. December-21	HUD 221(d)(4)	Underwriting